

Design Concepts

Five design concepts were presented and reviewed at the Community Meeting on December 12, 2013.

Concept A

- Very large 31st Street concrete channel
- No detention upstream

Primary community concerns:

- Walls along channel
- Would look the same as existing channel
- Safety of kids and animals



Concept B

- Large 31st Street concrete channel
- Detention at Gateway Road and Rock Ledge Ranch parking lot

Primary community concerns:

- No change to existing look of channel
- Walls along channel
- Detention in Rock Ledge Ranch parking lot



Concept C

- Grass and rock-lined 31st Street channel
- Detention at Gateway Road and Rock Ledge Ranch parking lot

Primary community concerns:

- Walls along channel
- Maintenance of landscaping
- Detention in Rock Ledge Ranch parking lot and in Garden of the Gods



Concept D

- 31st Street channel replaced with very large underground culvert
- Median over the culvert with trail and vegetation
- No detention upstream

Primary community concerns:

- High cost
- Sediment/debris build-up and maintenance



Concept E

- Replace 31st Street channel with large underground culvert
- Median over the culvert with trail and vegetation
- Detention ponds at Gateway Road and north end of Garden of the Gods

Primary community concerns:

- Sediment/debris build-up and maintenance
- Detention at Gateway Road



Alternatives

The Project Team developed three alternative solutions, based on community response to the five design concepts. The community reviewed and responded to the alternatives at the February 25, 2014 Community Meeting.

Alternative #1



Key Elements

- Very large 31st Street concrete channel
- No detention upstream
- Guardrails instead of walls
- Ballpark cost estimate: \$31 million

Community degree of support: 3.3 average rating (out of 10, with 10 indicating full support)

Guardrail preference: CDOT Type 10

Alternative #2



Key Elements

- Grass and rock-lined 31st Street channel with trail
- Ballpark cost estimate: \$37 million
- Detention with the following options:
 - a. Large pond, north end of Garden of the Gods
 - b. Medium pond at Gateway Road and in north end of Garden of the Gods

Community degree of support: 6.6 average rating

Detention options:

- a. 60% support for large pond, north Garden of the Gods
- b. 40% support for a medium pond at Gateway Road and north end of Garden of the Gods

Alternative #3



Key Elements

- Open channel replaced with covered underground box culvert
- Trail and vegetation on covered median
- Ballpark cost estimate: \$35 million
- Detention with the following options:
 - a. Medium pond at Gateway Road
 - b. Medium pond in north end of Garden of the Gods

Community degree of support: 4.8 average rating

Detention options:

- a. 33% support for medium detention at Gateway Road
- b. 67% support for medium detention in north Garden